

**FOR SALE**



**\$750,000**

## **2800 S High St, Columbus, OH 43207**

### ***Office Building For Sale on S High Street***

- Total of ± 12,142 SF office building.
- Large meeting room, several offices, and off street parking with additional lot on S High Street for more parking.
- Excellent visibility from S High Street.
- Total of ± 0.708 acres, including overflow parking lot.



***Click Here For Video*** ▶

**JAMES MANGAS**

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**QUESTIONS? CONTACT US:**

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**BEST CORPORATE REAL ESTATE**  
4608 SAWMILL ROAD, COLUMBUS, OH 43220 WWW.BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. \*Line Drawings are Approximate\*

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## Property Information

### LEGAL

Legal Property Description:	<b>Office Building</b>
Price:	<b>\$750,000</b>
Parcel Number:	<b>010-116059, 010-112762, 0100113271, 010-112664</b>

### LAND

Land Acreage:	<b>± 0.708 Acres</b>
Current Zoning:	<b>UGN-2</b>
Jurisdiction:	<b>Columbus</b>

### STRUCTURAL

Building Square Footage:	<b>12,142</b>
Unit Square Footage:	<b>12,142</b>
Floors Above Ground:	<b>1</b>
Year Built:	<b>1959</b>

### ADDITIONAL INFO

Previous Use:	<b>Office</b>
Lot Specifics:	<b>Off Street Parking Available</b>
Parcel Benefits:	<b>High Visibility from S High</b>
Fees and Associations:	<b>N/A</b>
Water/Sewer System:	<b>Columbus</b>
Real Estate Taxes (2024):	<b>\$14,031</b>

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## Parcel View



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## Parcel Drone View



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## Nearby Amenities



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# TRAFFIC COUNTS AND AREA OVERVIEW

\*Line Drawings are Approximate



## 2800 S High St, Columbus, OH 43207

1.8 MILES FROM I-270  
INTERCHANGE

JUST 7 MINUTES FROM  
DOWNTOWN COLUMBUS



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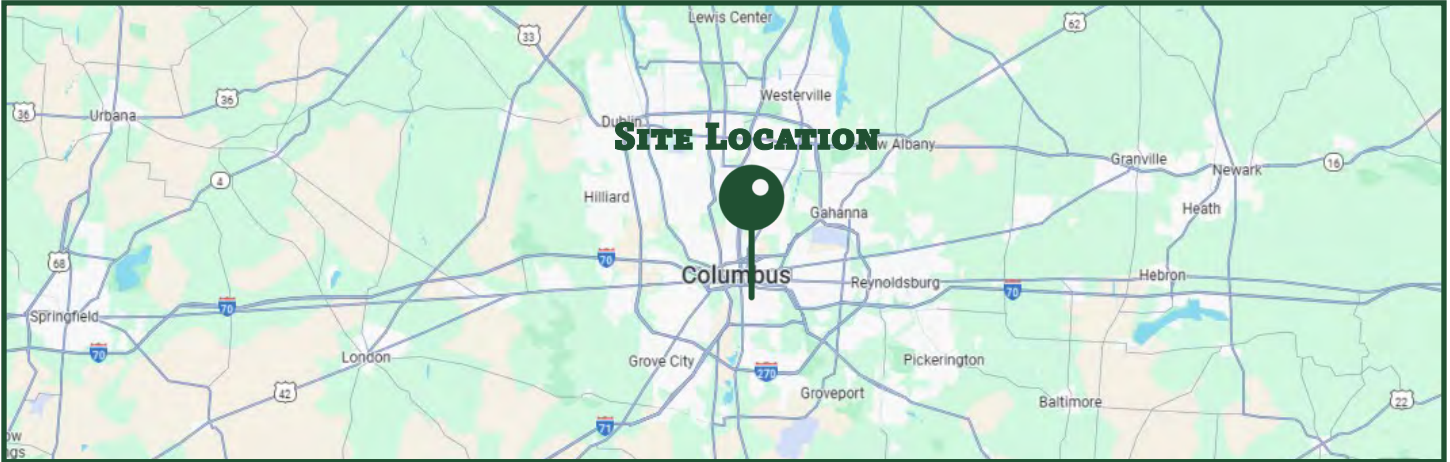
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## NEARBY MAJOR ROAD TRAFFIC COUNTS

<i>Street</i>	<i>Avg Daily Volume</i>
<b>S High Street</b>	<b>21,945</b>
<b>Route 104</b>	<b>47,538</b>
<b>I-270</b>	<b>184,050</b>

## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		<b>3,207</b>	<b>34,925</b>	<b>108,183</b>
Households (2024)		<b>3,313</b>	<b>19,819</b>	<b>53,409</b>
Avg Household Income (2024)		<b>\$38,761</b>	<b>\$41,190</b>	<b>\$42,511</b>

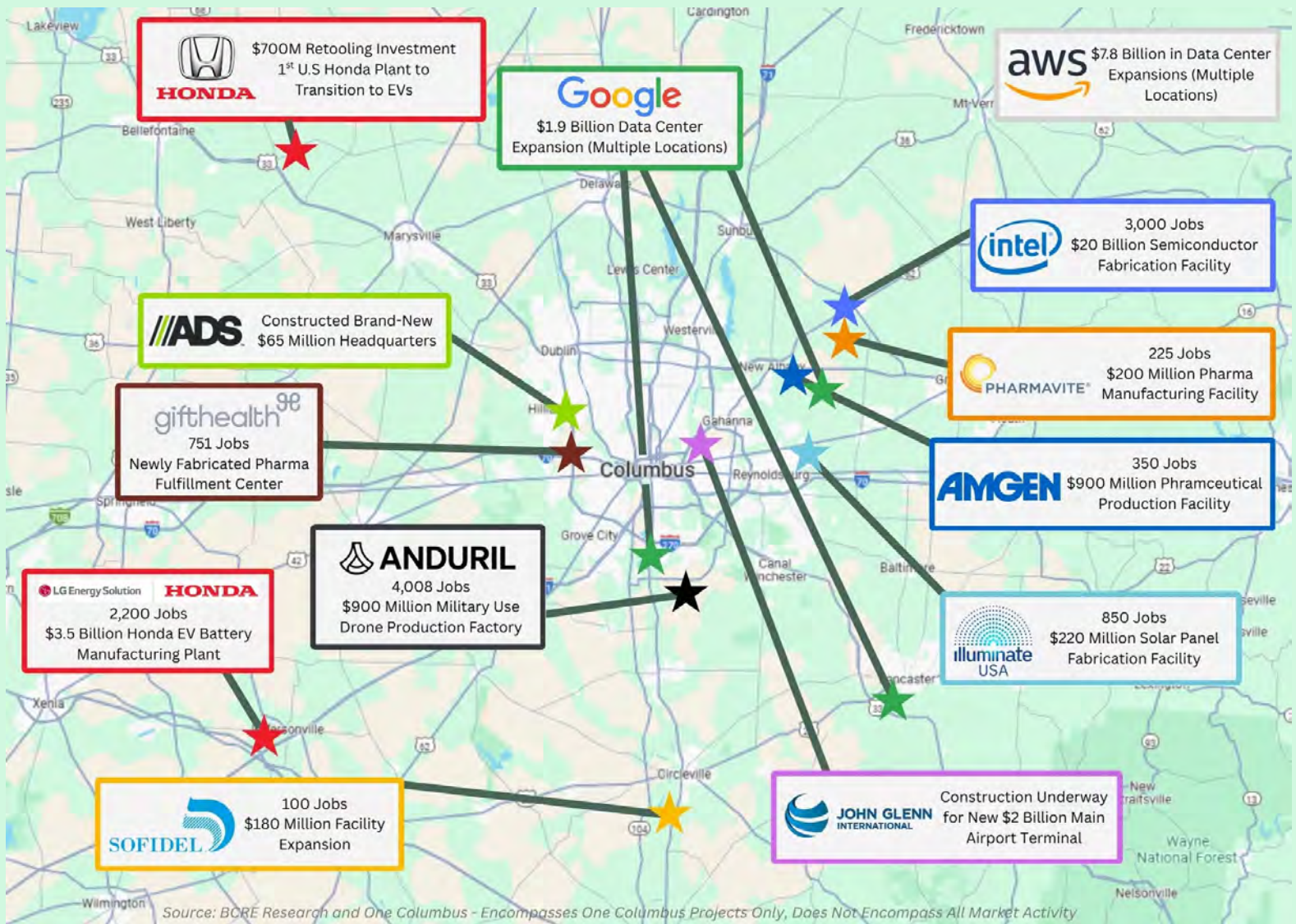
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# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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